

**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Anderson Homes

**SITE LOCATION:** Pitt Street between 23rd Street and 25th Street  
Anderson, IN 46016  
Madison COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Crisilis Developemnt Company, LLC  
Carl Faller  
5050 Pine Creek Drive  
Suite C  
Westerville, OH 43081  
(614) 823-4991

**PRINCIPALS:** Anderson Housing Partners, Inc, CD  
Development of Ohio  
Indiana Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 24  
40% of AMI: 8  
30% of AMI: 5  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 0  
Three bedroom: 33  
Four bedroom: 4  
Total units: 37

**TOTAL PROJECTED COSTS:** \$4,507,753.00      **COST PER UNIT:** \$121,831.00

**RHTCs REQUESTED:** \$435,361.00      **RHTCs RECOMMENDED:** \$433,333.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:**\$0.00

**APPLICANT NUMBER:** 2003B-C-002

**BIN:** IN-03-02200      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Large City

**COMMENTS:** This development is comprised of single-family homes and will incorporate a homeownership plan which will help residents move to home purchase.

R=Rehabilitation

A/R=Acquisition/Rehabilitation

NC=New Construction

**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Arbors at Belleville Park II

**SITE LOCATION:** 57572 Mayflower Road  
South Bend, IN 46619  
St. Joseph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Arbors at Belleville Park II Apartments LLC  
Lance Swank  
3900 Edison Lakes Parkway, Suite 201  
Mishawaka, IN 46546  
(574) 243-8547

**PRINCIPALS:** Arbors at Bellville Park II Apartments LLC,  
Arbors at Bellville Park II L.P.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	9	Efficiency:	0
50% of AMI:	33	One bedroom:	0
40% of AMI:	14	Two bedroom:	32
30% of AMI:	8	Three bedroom:	24
Market Rate:	0	Four bedroom:	8
		Total units:	64

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$5,623,106.00</b>	<b>COST PER UNIT:</b>	<b>\$87,861.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$569,871.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$568,611.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003B-C-026</b>		
<b>BIN:</b>	<b>IN-03-02300</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Large City</b>		
<b>COMMENTS:</b>	<b>This development will feature computer workstations with Internet access, financial counseling, and transportation services.</b>		

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**2003B-C Round**

**PROJECT NAME:** Ashbury Pointe

**SITE LOCATION:** Angle Road  
Pendleton, IN 46064  
Madison COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Ashbury Pointe, LP  
Charles Heintzelman or Carla Naum  
8152 Castilla Dr  
Indianapolis, IN 46236  
(317) 826-3488

**PRINCIPALS:** Milestone Ventures, LLC,  
Indiana Capital Fund for Housing

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 2  
50% of AMI: 13  
40% of AMI: 6  
30% of AMI: 3  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 24  
Three bedroom: 0  
Four bedroom: 0  
Total units: 24

**TOTAL PROJECTED COSTS:** \$2,475,728.00      **COST PER UNIT:** \$103,155.00

**RHTCs REQUESTED:** \$189,961.00      **RHTCs RECOMMENDED:** \$183,821.00

**HOME FUNDS REQUESTED:** \$300,000.00      **HOME FUNDS RECOMMENDED:** \$300,000.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-006

**BIN:** IN-03-02400      **HOME FUNDS AWARD #:** HM-003-029

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Special Housing Needs -Elderly

**COMMENTS:**

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Brokenburr Phase I

**SITE LOCATION:** Raymond and Perkins  
Indianapolis, IN 46203  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** BRIndy-I, LP  
Peter Levavi  
666 Dundee Road, Suite 1102  
Northbrook, IL 60062  
(847) 562-9400

**PRINCIPALS:** BR-Indy, LLC, Brinshore Development,  
LLC/The Richman Group  
BR-Indy-I, LP

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 5  
50% of AMI: 21  
40% of AMI: 9  
30% of AMI: 5  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 20  
Three bedroom: 16  
Four bedroom: 4  
Total units: 40

**TOTAL PROJECTED COSTS:** \$4,490,818.00      **COST PER UNIT:** \$112,270.00

**RHTCs REQUESTED:** \$291,271.00      **RHTCs RECOMMENDED:** \$291,271.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:**\$0.00

**APPLICANT NUMBER:** 2003B-C-003

**BIN:** IN-03-02500      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** General

**COMMENTS:** This development will include demolition of a vacant public housing project and will replace it with units that will fit into the existing neighborhood.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Christamore Court

**SITE LOCATION:** 2320 W. Michigan St.  
Indianapolis, IN 46222  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** WCDC  
Mark Stokes  
2314 W. Michigan  
Indianapolis, IN 46222  
(317) 684-0611

**PRINCIPALS:** Christamore Court, Inc.,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 18  
40% of AMI: 8  
30% of AMI: 4  
Market Rate: 4

**UNIT MIX**

Efficiency: 0  
One bedroom: 17  
Two bedroom: 17  
Three bedroom: 0  
Four bedroom: 0  
Total units: 34

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,230,000.00</b>	<b>COST PER UNIT:</b>	<b>\$95,000.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$320,572.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$320,572.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003B-C-031</b>		
<b>BIN:</b>	<b>IN-03-02600</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Special Housing Needs -Elderly</b>		

**COMMENTS:** This elderly development will feature on-site comprehensive services that include transportation and food service.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Hauenstein Hills Apartments II

**SITE LOCATION:** 340 Hauenstein Road  
Huntington, IN 46750  
Huntington COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Hauenstein Hills Apartments II, LP  
Ronda Shrewsbury  
10505 Power Drive  
Carmel, IN 46033  
(317) 815-5929

**PRINCIPALS:** Hauenstein Hills Apartments II, LLC,  
LaRonda Shrewsbury, G Probst, D Manck, D Probst

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	15	Efficiency:	0
50% of AMI:	29	One bedroom:	10
40% of AMI:	12	Two bedroom:	28
30% of AMI:	0	Three bedroom:	12
Market Rate:	0	Four bedroom:	6
		Total units:	56

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$4,324,403.00</b>	<b>COST PER UNIT:</b>	<b>\$77,221.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$325,391.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$322,984.00</b>
<b>HOME FUNDS REQUESTED:</b>		<b>HOME FUNDS RECOMMENDED:</b>	
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003B-C-008</b>		
<b>BIN:</b>	<b>IN-03-02700</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>General</b>		

**COMMENTS:** This development will feature a computer center and fitness center. Additionally, each unit will be equipped with a washer and dryer at no additional cost to the residents.

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**2003B-C Round**

**PROJECT NAME:** Hoosier Woods II Apartments

**SITE LOCATION:** 3000 Block of 38th Street on South Side of Street  
Anderson, IN 46013  
Madison COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Fore Property Company  
Fred G. Kareem  
109 North Mill Street  
Lexington, KY 40507  
(859) 254-8891

**PRINCIPALS:** Fore Hoosier Woods II Apartments LLC,  
Key Investment Fund Limited Partnership XII

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 31  
50% of AMI: 36  
40% of AMI: 24  
30% of AMI: 6  
Market Rate: 13

**UNIT MIX**

Efficiency: 0  
One bedroom: 16  
Two bedroom: 55  
Three bedroom: 33  
Four bedroom: 6  
Total units: 110

**TOTAL PROJECTED COSTS:** \$8,451,729.00      **COST PER UNIT:** \$76,834.00

**RHTCs REQUESTED:** \$540,534.00      **RHTCs RECOMMENDED:** \$540,013.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-033

**BIN:** IN-03-02800      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** General

**COMMENTS:** This family development is a phase II to the existing apartments. This phase will include a 10,000 square foot "Kid's Court" for older children and three picnic areas with grills and tables.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Howard Square

**SITE LOCATION:** 416-22 S Elm Street  
Muncie, IN 47305  
Delaware COUNTY

**PROJECT TYPE:** NC/R

**APPLICANT/OWNER:** Howard Square LP  
David Flaherty  
8900 Keystone Crossing, Suite 1200  
Indianapolis, IN 46240  
(317) 816-9300

**PRINCIPALS:** Howard Square, LLC,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 16  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 15  
Two bedroom: 15  
Three bedroom: 0  
Four bedroom: 0  
Total units: 30

**TOTAL PROJECTED COSTS:** \$2,850,000.00      **COST PER UNIT:** \$95,000.00

**RHTCs REQUESTED:** \$308,217.00      **RHTCs RECOMMENDED:** \$308,217.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-036

**BIN:** IN-03-02900      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Special Housing Needs -Elderly

**COMMENTS:** This elderly development located in Muncie's downtown area will incorporate an ambitious Resident Services Program to assist residents to remain as independent for as long as possible.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

<b>PROJECT NAME:</b>	<b>LudLow Apartments</b>		
<b>SITE LOCATION:</b>	<b>283 Bielby Road Lawernceburg, IN 47025 Dearborn COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>Community Mental Health Center, Inc Tom Simma 285 Bielby Road Lawernceburg, IN 47025 (812) 537-1302</b>		
<b>PRINCIPALS:</b>	<b>LudLow Management, Inc, CMHC, Inc</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	<b>0</b>	Efficiency:	<b>0</b>
50% of AMI:	<b>0</b>	One bedroom:	<b>24</b>
40% of AMI:	<b>0</b>	Two bedroom:	<b>0</b>
30% of AMI:	<b>24</b>	Three bedroom:	<b>0</b>
Market Rate:	<b>0</b>	Four bedroom:	<b>0</b>
		Total units:	<b>24</b>
<b>TOTAL PROJECTED COSTS: \$2,800,000.00</b>		<b>COST PER UNIT:</b>	<b>\$116,666.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$221,265.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$154,231.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$300,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$300,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003B-C-004</b>		
<b>BIN:</b>	<b>IN-03-03000</b>	<b>HOME FUNDS AWARD #:</b>	<b>HM-003-030</b>
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Special Housing Needs - Persons with a disability</b>		
<b>COMMENTS: This development will provide housing and mental health treatment to special needs persons.</b>			

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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

<b>PROJECT NAME:</b>	<b>Maple Tree Apartments</b>		
<b>SITE LOCATION:</b>	<b>0 Longwood Drive La Porte, IN 46350 La Porte COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>Herman &amp; Kittle Properties, Inc Jeffery L Kittle 737 E 86th Street Indianapolis, IN 46240 (317) 255-3111</b>		
<b>PRINCIPALS:</b>	<b>Maple Tree-La Porte, LLC, Sun America Affordable Housing Partners</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	<b>10</b>	Efficiency:	<b>0</b>
50% of AMI:	<b>35</b>	One bedroom:	<b>4</b>
40% of AMI:	<b>15</b>	Two bedroom:	<b>34</b>
30% of AMI:	<b>8</b>	Three bedroom:	<b>22</b>
Market Rate:	<b>0</b>	Four bedroom:	<b>8</b>
		Total units:	<b>68</b>
<b>TOTAL PROJECTED COSTS: \$5,069,766.00</b>		<b>COST PER UNIT:</b>	<b>\$74,555.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$364,646.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$363,041.00</b>
<b>HOME FUNDS REQUESTED:</b>		<b>HOME FUNDS RECOMMENDED:</b>	
<b>TRUST FUNDS REQUESTED: \$0.00</b>		<b>TRUST FUNDS RECOMMENDED:\$0.00</b>	
<b>APPLICANT NUMBER:</b>	<b>2003B-C-032</b>		
<b>BIN:</b>	<b>IN-03-03100</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>General</b>		

**COMMENTS:** This development will feature a playground and pool, private entries, concierge service, large walk-in closets, and private patios/balconies.

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Millennium Place II

**SITE LOCATION:** within the blocks of 1st & 2nd Street  
Muncie, IN 47305  
Delaware COUNTY

**PROJECT TYPE:** NC/R

**APPLICANT/OWNER:** Millennium Place II, LP  
David Flaherty  
8900 Keystone Crossing, Suite 1200  
Indianapolis, IN 46240  
(317) 816-9300

**PRINCIPALS:** Millennium Place II, LLC,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 29  
40% of AMI: 12  
30% of AMI: 7  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 4  
Two bedroom: 28  
Three bedroom: 17  
Four bedroom: 6  
Total units: 55

**TOTAL PROJECTED COSTS:** \$6,707,625.00      **COST PER UNIT:** \$121,957.00

**RHTCs REQUESTED:** \$705,050.00      **RHTCs RECOMMENDED:** \$705,050.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-035

**BIN:** IN-03-03200      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Preservation

**COMMENTS:** This family development will utilize HOPE VI funding to replace the public housing units that have become obsolete and blighted over time.

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**2003B-C Round**

**PROJECT NAME:** Shelby's Landing- II, Apartments

**SITE LOCATION:** 810 Sarainna Blvd. 4284 Old Morristown Rd  
Shelbyville, IN 46176  
Shelby COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Deckard Realty and Development Co.  
Richard E. Deckard, Jr (Rick)  
2295 West Bloomfield Road  
Bloomington, IN 47403  
(812) 336-6080

**PRINCIPALS:** Shelby's Landing, II Inc.,  
Richman Group

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	26	Efficiency:	1
50% of AMI:	62	One bedroom:	10
40% of AMI:	26	Two bedroom:	60
30% of AMI:	0	Three bedroom:	37
Market Rate:	6	Four bedroom:	12
		Total units:	120

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$11,162,768.00</b>	<b>COST PER UNIT:</b>	<b>\$93,023.07</b>
<b>RHTCs REQUESTED:</b>	<b>\$750,000.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$744,051.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003B-C-014</b>		
<b>BIN:</b>	<b>IN-03-03300</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Small City</b>		
<b>COMMENTS:</b>	<b>This development will feature on-site Consumer Credit Counseling, home buying counseling, and seminars on building and owning a new home.</b>		

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Sherman Forest East

**SITE LOCATION:** 3896 N Sherman Drive  
Indianapolis, IN 46226  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** The Community Builders, Inc  
Felicia Jacques  
95 Berkeley Street  
Boston, MA 02116  
(617) 695-9595

**PRINCIPALS:** TCB New Pardwoods, Inc,  
TCB New Hope, Inc

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 28  
40% of AMI: 12  
30% of AMI: 8  
Market Rate: 6

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 27  
Three bedroom: 21  
Four bedroom: 6  
Total units: 54

**TOTAL PROJECTED COSTS:** \$5,440,713.00      **COST PER UNIT:** \$100,754.00

**RHTCs REQUESTED:** \$435,000.00      **RHTCs RECOMMENDED:** \$400,252.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-046

**BIN:** IN-03-03400      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Large City

**COMMENTS:** This new construction development will consist of townhomes and is part of a larger revitalization plan in the Meadows neighborhood in Indianapolis.

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NC=New Construction

**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** South Street Village Apartments

**SITE LOCATION:** 309 S. High Street  
Union City, IN 47390  
Randolph COUNTY

**PROJECT TYPE:** NC/AR

**APPLICANT/OWNER:** South Street Village Associates, L.P.  
David Petroni  
2800 E. River Road  
Dayton, OH 45439  
(937) 278-0851

**PRINCIPALS:** Oberer SSV, LTD,  
Ohio Equity Fund for Housing XII

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 25  
40% of AMI: 9  
30% of AMI: 5  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 6  
Two bedroom: 20  
Three bedroom: 9  
Four bedroom: 4  
Total units: 39

**TOTAL PROJECTED COSTS:** \$2,704,208.00      **COST PER UNIT:** \$69,339.00

**RHTCs REQUESTED:** \$139,605.00      **RHTCs RECOMMENDED:** \$139,605.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-019

**BIN:** IN-03-03500      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Rural

**COMMENTS:** This development will rehabilitate and update an exisiting project based Section 8 property.

R=Rehabilitation  
A/R=Acquisition/Rehabilitation  
NC=New Construction

**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** St. Joseph County YWCA Residence

**SITE LOCATION:** 1102 S. Fellows Street  
South Bend, IN 46601  
St. Joseph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Young Woman's Christian Association of St. Joseph  
Linda Baechle  
802 N. Lafayette  
South Bend, IN 46601  
(574) 233-9491

**PRINCIPALS:** YWCASJC Building Corp., N/A  
Indiana Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 0  
40% of AMI: 0  
30% of AMI: 26  
Market Rate: 4

**UNIT MIX**

Efficiency: 29  
One bedroom: 0  
Two bedroom: 1  
Three bedroom: 0  
Four bedroom: 0  
Total units: 30

**TOTAL PROJECTED COSTS:** \$3,460,283.00      **COST PER UNIT:** \$115,343.00

**RHTCs REQUESTED:** \$288,618.00      **RHTCs RECOMMENDED:** \$218,043.00

**HOME FUNDS REQUESTED:** \$300,000.00      **HOME FUNDS RECOMMENDED:** \$300,000.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-009

**BIN:** IN-03-03600      **HOME FUNDS AWARD #:** HM-003-031

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Lowest Income

**COMMENTS:** This development will provide rooms for low-income women and children in crisis. The development will serve households at 30% of area median income and below.

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**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

<b>PROJECT NAME:</b>	<b>The Village at Flatrock Apartments</b>		
<b>SITE LOCATION:</b>	<b>Near the SW corner of SR 3 &amp; CR 140 N Rushville, IN 46173 Rush COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>BBR - Vision III, LP Duane Reindl 951 East 86th Street, Suite 120 Indianapolis, IN 46240 (317) 253-5083</b>		
<b>PRINCIPALS:</b>	<b>Rushville Realty I, LLC, The Richman Group</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>	<b><u>UNIT MIX</u></b>		
<b>60% of AMI:</b>	<b>22</b>	<b>Efficiency:</b>	<b>0</b>
<b>50% of AMI:</b>	<b>31</b>	<b>One bedroom:</b>	<b>12</b>
<b>40% of AMI:</b>	<b>0</b>	<b>Two bedroom:</b>	<b>30</b>
<b>30% of AMI:</b>	<b>7</b>	<b>Three bedroom:</b>	<b>12</b>
<b>Market Rate:</b>	<b>0</b>	<b>Four bedroom:</b>	<b>6</b>
		<b>Total units:</b>	<b>60</b>
<b>TOTAL PROJECTED COSTS: \$4,759,072.00</b>		<b>COST PER UNIT:</b>	<b>\$79,318.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$389,638.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$388,784.00</b>
<b>HOME FUNDS REQUESTED:</b>		<b>HOME FUNDS RECOMMENDED:</b>	
<b>TRUST FUNDS REQUESTED: \$0.00</b>		<b>TRUST FUNDS RECOMMENDED:\$0.00</b>	
<b>APPLICANT NUMBER:</b>	<b>2003B-C-037</b>		
<b>BIN:</b>	<b>IN-03-03700</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Rural</b>		

**COMMENTS:** This family development will feature walk-in closets, private patios/balconies, and a "tot lot" playground for its residents. Additionally, a community garden with garden tools and seeds will be available to the residents.

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**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Tyler Terrace Apartments

**SITE LOCATION:** 1200 Block Ralph Ave  
Fort Wayne, IN 46816  
Allen COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc  
Robert Mosser  
4530 Merchant Road  
Fort Wayne, IN 46816  
(260) 497-9000

**PRINCIPALS:** Tyler Terrace, Inc,  
National City Bank

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 13  
40% of AMI: 5  
30% of AMI: 3  
Market Rate: 3

**UNIT MIX**

Efficiency: 0  
One bedroom: 1  
Two bedroom: 12  
Three bedroom: 8  
Four bedroom: 3  
Total units: 24

**TOTAL PROJECTED COSTS:** \$1,793,720.00      **COST PER UNIT:** \$74,738.00

**RHTCs REQUESTED:** \$129,969.00      **RHTCs RECOMMENDED:** \$127,744.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-043

**BIN:** IN-03-03800      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** General

**COMMENTS:** The residents of this family development will enjoy several amenities such as a playground, garages, and a garden area for residents to use.

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**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003B-C Round**

**PROJECT NAME:** Walnut Ridge Apartments

**SITE LOCATION:** 3347 Emerson Avenue  
Indianapolis, IN 46218  
Marion COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** United North East Community Development Corp  
James H Davie  
3636 East 38th Street  
Indianapolis, IN 46218  
(317) 546-6240

**PRINCIPALS:** United Northeast Community Development Corp,

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 8  
50% of AMI: 40  
40% of AMI: 17  
30% of AMI: 9  
Market Rate: 4

**UNIT MIX**

Efficiency: 8  
One bedroom: 6  
Two bedroom: 64  
Three bedroom: 0  
Four bedroom: 0  
Total units: 78

**TOTAL PROJECTED COSTS:** \$7,324,148.00      **COST PER UNIT:** \$93,899.00

**RHTCs REQUESTED:** \$641,169.00      **RHTCs RECOMMENDED:** \$639,909.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:**

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003B-C-021

**BIN:** IN-03-03900      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Qualified Not-for-profit

**COMMENTS:** This development will convert the old School #71 building in Indianapolis into affordable rental housing for seniors.

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